



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 2, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:07 – 3:08)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 2, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to the Las Vegas Valley Water District for an abandonment of a 30 foot dedication located on a portion of Parcel Number 138-07-401-007 commonly known as Police Memorial Park located near the northwest corner of Cheyenne Avenue and Grand Canyon Drive - Clark County (near Ward 4 - Brown)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This Quitclaim Deed rectifies previous recordation errors that occurred during the recording process. The Quitclaim Deed will be followed by an Easement to the City of Las Vegas from the Las Vegas Valley Water District.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Quitclaim Deed

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the Las Vegas Valley Water District deeded this property to the City about six months ago. The deed included a dedication that would allow the adjacent private party to take half of the property to build a roadway; however, the City is not in concurrence with the roadway. Hence, staff is requesting the property be dedicated back to the Water District so it can issue the City a perpetual easement. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 2, 2004

Public Works

Item 1 – Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to the Las Vegas Valley Water District for an abandonment of a 30 foot dedication located on a portion of Parcel Number 138-07-401-007 commonly known as Police Memorial Park located near the northwest corner of Cheyenne Avenue and Grand Canyon Drive

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 2, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Amendment to Lease and Concession Agreement between the City of Las Vegas and McDonald's Corporation regarding leased space located at the Downtown Transportation Center located at 300 North Casino Center Boulevard - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

When the original Lease was written in 1993 by McDonald's, they were granted exclusive rights to sell beverages. The City is now amending the Lease to allow another vendor to sell beverages and adjusting the rental payments in exchange for recording of the contract. The City also established rental rates for the last two option periods of the contract, which were not in the original contract.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Amendment to Lease and Concession Agreement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council as amended with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that City staff has been negotiating this lease amendment with McDonald's for approximately one year for the site at the Downtown Transportation Center, where it has been located for almost ten years.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 2, 2004

Public Works

Item 2 – Discussion and possible action regarding an Amendment to Lease and Concession Agreement between the City of Las Vegas and McDonald's Corporation regarding leased space located at the Downtown Transportation Center located at 300 North Casino Center Boulevard

MINUTES – Continued:

The 1993 lease agreement included a perpetual, non-compete clause for the sale of beverages. This amendment buys out that clause and will allow other concessionaires, in this case the existing hot dog stand vendor, to sell beverages. The rent amount will reduce to \$1,800 a month, which will be made up by the rent to be paid by the hot dog vendor. The amendment now includes the last term options. The first option will include a rent increase to \$2,600 a month, and the last term will include an increase in rent to \$2,950 a month. Lastly, he noted a correction to Page 2, Article 2, Subsection (c), changing the date from 10/7/2009 to 10/7/2014. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:11)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 2, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:11)

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THE MEETING ADJOURNED AT 3:11 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
February 3, 2004